

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, January 23, 2018**

| PZ COMMISSION MEMBER | PRESENT | CITY STAFF PRESENT: | PRESENT |
|-----------------------------|---------|---------------------------------|---------|
| Chairman Lee Young | X | Wendy Howell, Planning Director | X |
| Commissioner Dana Hennis | X | Troy Behunin, Senior Planner | Absent |
| Commissioner Cathy Gealy | X | Jace Hellman, Planner II | X |
| Commissioner Stephen Damron | Absent | | |
| Commissioner John Laraway | X | | |

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

- a) Meeting Minutes for January 9, 2018
- b) ***Findings of Fact and Conclusions of Law*** for 17-09-AN (annexation); A request from Kirsti Grabo with KM Engineering (on behalf of N Star Farm, LLC), seeking annexation of approximately 39.48 acres into Kuna City with an R-8 zone (Med. Den. Res.).

Commissioner Gealy motions to approve the consent agenda; Commissioner Hennis Seconds, all aye and motion carried 3-0.

2. PUBLIC HEARING

- a. **17-06-SUP (Special Use Permit) & 17-19-DR (Design Review)**; On behalf of Victor Clark, Troy Lachcik with ALC Architecture requests Special Use Permit (SUP) and Design Review (DR) approval to construct one triplex of townhouses on the north end of an approximately 0.51-acre lot. The site is located at 1394 W Park Avenue, Kuna, ID 83634. – **Tabled from January 9, 2018.**

Troy Lachcik: I am Troy Lachcik with ALC Architecture and I am here representing Victor Clark, and we are proposing a triplex of townhouses on a piece of property which is zoned R-6. We feel it is conducive with Future Land Use map, which is medium density for the area. We have read the trough the findings of fact in the staff report and we agree with all of them. We have worked with Victor on projects before and he has a history in Kuna, and he approached us and said he wanted to build a nice multifamily triplex. We looked at the site and we looked at the orientation and we decided to orient the project along the east side and do two story units, at approximately 2,000 square foot per unit. We feel there is a need for some multifamily housing near downtown Kuna. Like I have said, we have read through the findings of fact, and we would be happy to meet all of the things listed. **C/Young:** Okay, one thing I didn't find that was clear on any of the site plans or the landscape plans, is there any of fencing proposed. **Troy Lachcik:** We are open to that, we have nothing proposed, but I believe there is fencing along the east side currently, on the west side, we had an existing driveway on the westside and so we would not propose any fencing there, possibly because it could harm the neighbors. We spoke to the client and he said he is open to potentially sharing that drive to the neighbors to the west. **C/Young:** Okay, but no agreement or cross access or anything like that signed? **Troy Lachcik:** We have not no. **C/Young:** okay, and are there any other questions for the applicant at this time? **C/Gealy:** I have no

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questions at this time. **C/Hennis:** Thanks. **C/Young:** Okay, then we will have staff come up. **Jace Hellman:** Chairman, commissioners for the record my name is Jace Hellman, Planner II for the City of Kuna 751 W 4th ST. Under an R-6 zoning designation, special use and design review approval are required in order to construct three or more units under one roof. The applicant is proposing to construct three townhouses, which, as stated previously will be built as one structure with fire wall separation between each unit. The structure is proposed to be located on the north end of an approximately 0.51 – acre lot. Current access to the site exists via an approximately 14-foot wide unimproved driveway onto Park Avenue. The applicant has proposed a 24-foot wide driveway that will accommodate all three units. This proposed driveway is in conformance with ACHD's driveway policy, and staff feels that if this project is approved, the proposed driveway access should be constructed as proposed. This project fronts park avenue, which is improved with 2-travel lanes and 23 feet of pavement. The only access to Park Avenue is available via Cedar Avenue, which exists as an improved 17-foot wide street section within 20-feet of right of way. Kuna fire has provided comment on the width of Park avenue, and they will not require any improvements to Cedar Avenue. They said it was not ideal, but as it exists, it would not hinder emergency access. City services and facilities are within 300-feet of the subject site and the applicant will be required to make an ultimate connection to all city utilities. Just a note, there is a gravity irrigation main that cross the parcel from the southeast corner of the property to the northwest corner. Per the City of Kuna's Public works comments, this irrigation main will need to be rerouted to accommodate the design of the applicant's project. The applicant has also proposed the use of potable water for irrigation needs, and I would just like to note that staff would not be in favor of the use of potable water for irrigation needs, especially when there is a water right, and access to gravity irrigation water is available. Staff has received all of the necessary documents from the applicant, and staff has determined that this application is in compliance with Title 5 of the Kuna City Code; the Local Land Use Planning Act of Idaho, and the Kuna Comprehensive Plan. One last note, in the back of your packet this evening, I believe they are tagged as exhibit D3, there are a couple letters of testimony from members of the public who were unable to attend this evenings hearing. I will now stand for any questions. **C/Hennis:** I don't think I have any right now. **C/Gealy:** I have no questions at this time. **C/Young:** Okay, so at this time we will open the public testimony and just a reminder that there is a three-minute limit for each person signed up to testify, and after we have gone through the list the applicant will have a chance to come up and rebut. Having said that, is there anybody here who wants to testify, who is not signed up to do so yet. Seeing none, we will go ahead and start with those who are in favor, Victor Clark, please come forward and state your name and address for the record please. **Victor Clark:** My name is Victor Clark, 153 W Wood Owl Dr, Kuna. I just wanted to say, not only do I live in Kuna, my mother lives here, my brothers live here. We are trying to do something that will be constructive and positive for the community. It looks like there is a lot of opposition here, and we are not trying to make anybody made or unhappy, we are just trying to improve a piece of land. I know there is a need, because my family has had the need for this type of housing, and so that is what I am trying to do. **C/Young:** Seeing none signed up to testify in neutral, the first person I have signed up in opposition is Jeff Marler.

Jeff Marler presented a series of site photos to the commission, Staff entered this exhibit into the record as Exhibit D4.

Jeff Marler: My name is Jeff Marler, 260 Cedar Avenue. Good evening, first I would like to thank the commissioners for giving us the opportunity to voice our concerns as a neighborhood about this special use permit application which is needed to be obtain in order to construct this group of townhomes next to ours. We would like to thank the planning and zoning department for working with the citizens of Kuna. All of us here, and those we have talked with, who couldn't be here tonight, have many concerns regarding this project, such as safety issues, quality of life issues, gravity irrigation issues, infrastructure issues and issues accessing

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the back of our home to name the most predominant ones. We have several speakers here tonight that will address these concerns in detail. I will address the concern about access to the back of our house, see page one in your handout. This driveway was described as unimproved in the application, when in fact it was improved, compare applicants A7 to page 2 in your handout. My father in law had an agreement with the previous owner to improve this shared driveway so both owners could use it. My father in law solely incurred \$2,000 dollars to make this improvement. In the future if this driveway is blocked, we will lose access to the rear entrance of our home, there will be about three feet of grass between our house and the proposed driveway, see page three in the handout. A tree and a lilac bush will need to be sacrificed. I am not sure entirely what the reason for the driveway is to go approximately 30 feet past the third entrance, see page four. We must have guaranteed access maintained and insurance our access will not be interrupted, or eliminated with potential future actions, and we will need to have that in writing. On the last page you can see how monstrous this building is compared to the existing homes on both Park Avenue and Cedar Drive, there is also no multifamily and no multistory buildings on either of these roads. Kuna City Code 5-4-6-A-5B. states in regard that a portion of building that the height to width relationship of new structures shall be compatible and consistent with the architecture of the area. This project is not consistent with this code, and we request that the special use permit be denied. **C/Young:** I have one question for you sir, you said that you had a previous agreement with previous owner, was that a true cross access agreement or was it just a handshake. **Jeff Marler:** I didn't have the agreement, it was my father in law who previously purchased the house, but he and the previous owner had an agreement, as a handshake, it is not in writing. **C/Young:** Thank you, okay next listed I have listed Joseph Newsome, state your name and address for the record. **Joseph Newsome:** Joseph Newsome, 259 Cedar Ave. What I wanted to approach about is my concern about the access way. I know it was previously mentioned that the fire department didn't find it an issue in a little blurb, but several times on my way home from work, it is so narrow that I have almost had kids jump out in front of me, there is no view it is tight, safety is my concern. That is all I had. **C/Young:** Thank you, the next person I had listed signed to testify is Rob Cottrell. **Rob Cottrell:** My name is Rob Cottrell, I live at 215 Cedar Ave. I have lived there since 1995. There is a great concern with the irrigation that has been an issue for years, and if you look at the irrigation plan, it is quite radical, I don't know if you can get gravity irrigation to do that, I am not a ditch person, so I don't really know, but I know they have had issues with it. I know these people plan on moving it, and it looks pretty radical as far as I can see. Like I said irrigation has always been an issue and I really don't want to keep going on about the same thing. Cedar Avenue is considered an alley way on your paper work, it is not a street, other than that I haven't got much, it is a legal thing, and yeah, he scoots under the fence just barely with an R-6, but it's a concern with how our lives will be impacted with this super structure at the end of the street. It is 4,000 square feet under roof, where everybody else is averaging let's say 1,200 square feet so yeah it will be a great impact on our community, and I am against it. That is all I have. **C/Young:** Thank you, next I have listed is Katrina Cottrell, please state your name and address for the record please. **Katrina Cottrell:** My name is Katrine Cottrell, 215 Cedar Avenue. I am here to discuss the safety of our street. So, Cedar street has two lights on it, one right at Avalon and one right at park, those are the only two street lights. There are approximately 15 kids that already travel up and down the streets and there are no lights, they start traveling at about 6:30 in the morning and they stop at about 4:30. So, in the afternoon, which is not a big deal, but five o'clock, six o'clock, the sun doesn't come up until about 7:15 – 7:30. Our street is only 16.6 feet in diameter. That is not legal, in order for it to be a legal street, City code says it must be 35 feet, and with sidewalks it must be 50 feet. We would like to have that concern discussed with the City. It does say that it will be upgraded before development is finished. Well there is two lots left, these ones that they are putting in with the Triplex, two stories, which there are no two-stories anywhere around our property. We also wanted to discuss who is responsible for that, we read in this plan that they were going to upgrade only right in front of there property with the sidewalk, when is the city going to upgrade the whole streets to legal size streets. This is our worry, we don't have

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sidewalks, we have 16.6 feet. Did you know if any one of us have more than our drive to park a car, no one is going down the street. If an RV goes down the street, if a City truck goes down the street, they have to back up into Mrs. Casguard's driveway which is at the end of Cedar, and that is how everyone turns around. **C/Young:** Okay, thank you, next we have listed is Glenda Sanders.

Glenda Sanders presented an aerial map to the Commission, Staff entered this exhibit into the record as Exhibit D5.

Glenda Sanders: My name is Glenda Sanders, I live at 260 N Cedar Ave. I want to thank you for listening to us today. I have been hearing a lot of dissing about Cedar Ave, but it really is a nice lane, and that's what makes it nice to live in, it is very quiet, very serene, the train goes by and it is a very beautiful place for me and my husband. What I want to talk to you guys about is that there are four main safety issues that we narrowed it down to. On this satellite picture that I gave you, you can see that the train is right there. So, the train access is always a worry of mine, see how these well beaten paths at the end of Cedar, that is the train guys access, there is no gate and no fence, it is completely open access. That was number one, number two is the creek, there is access to the creek. It is also an access point to get out when you float the creek, but then of course there is the trespassing on the railroad tracks. Then there is the shortcut to the school, have you heard of that foot bridge? So, these kids that we are talking about they are either going to have walk down Owyhee, across Bridge Street, up to fourth street, passed this City Hall in order to get to school, or they can go right down these paths right across the bridge and then they are school, and they do that a lot. I have seen them do it and it is dangerous. Whenever you are building a place for Children to live in you have to take care of all these dangers. But, here we have someone who is going to build a place for children to reside, and actively attract them to this place to live in, and with all of these hazards around it just doesn't make sense to me, and for those reasons, I ask you to deny this special use permit. **C/Young:** Okay, thank you. Seeing nobody else listed to testify, I will have the applicant please come forward and offer response to any of these questions. **Troy Lachcik:** I would like to say we completely hear all of these concerns, some of them sound like things that the City would address versus the client. I would also like to say, Victor lives in Kuna, and does have family and a history in Kuna. We have looked at the massing of the houses and we feel that some of that scale that we heard can be addressed by materials and colors. We had a Topo done by a civil engineer to examine the existing irrigation line, we and he feel that moving that irrigation line will be an upgrade to the situation. I have talked with Victor, and we feel he would be willing to enter into an actual cross-access agreement to utilize that shared driveway, and again I just wanted to point out that we really did look at the orientation of the Tri-plex, we looked at what we can do that is conducive to Kuna's needs. It is an R-6 designation and the Future Land Use Map designates that area as medium density. These homes are going to approximately 2,000 Square feet, and we designed them to be nice homes and we feel this will be an addition to the community, and not something that would be a deterrent. **C/Hennis:** One of the questions I have reflects one of the questions that Jeff said. The extent of the driveway extends past the end of that last unit, is there a reason for such a driveway length beyond. **Troy Lachcik:** Not necessarily, we talked about off-street parking there, we were limited on the length of that, had we gone any further we would have meet further requirements by the fire department, but we basically just stopped short there in an effort to provide some extra off-street parking. **C/Hennis:** what is your proposed construction material for your driveway. **Troy Lachcik:** Concrete. **C/Hennis:** One thing that I will ask, it seems to be the elephant in the room on this one, it seems that these are really large units for townhouses. How come so large, it doesn't seem like market we are striving for in Kuna for townhouses, or multi-unit. It seems a little large. **Troy Lachcik:** The idea was to make them large enough for families. We realize this a is family area, and we looked at under housing in Kuna Future Land Use and it says literally in the first goal to provide a wide variety of housing types and densities and ensure housing is available for people of all income levels and with

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special needs and then it goes on from there. We saw it as the need for a large home, and nice enough to accommodate a family. **C/Hennis:** Is there an anticipated bedroom to bathroom numbers. **Troy Lachcik:** The three units are identical, and they are all three-bedroom, two baths, and again working with Victor, all of the bedrooms are oversize, all closets are oversized, the bathrooms have nice double vanities. We didn't just throw this together we really took time with it in order to provide a nice development. **C/Hennis:** That is what I thought, I was just trying to see what you were striving there for. **C/Young:** In hearing some of the concerns of the neighbors, is there any flexibility to move the building itself back or a little farther in the parcel and may offer an ability for some screening materials? Or are we pushed up against the set back so much were you loaded that thing up to where we can't even fit a tree in there. **Troy Lachcik:** We shifted a little way to the east, more than to the west because we did need to accommodate a 24-foot driveway and then approximately 20-feet of actual driveway per each home. The sets backs are five feet on each side, and although we are close on the east side, we are doing a ten-foot set back there with the hope of possibly doing a fence and some landscaping between the two properties. In regards to sliding more to the back of the property, we definitely considered that. One of the things that I have heard from the neighbors is safety issues, and of course that is a concern of our, the idea was to locate the building towards park avenue so that there could potentially be an area for play at the back of the property, so that is why left the larger portion of the property open. **C/Young:** The way the plan reads, there is no intention for any landscaping along the east or west boundaries. **Troy Lachcik:** Not in the plan, but if that was a condition of the commissioners we would definitely be open to that. **C/Young:** Well I guess what I am getting at is the only to keep that landscaping out of the setbacks is to move the building back farther into the parcel, am I reading that correctly. **Troy Lachcik:** are we talking about the setbacks on Park, or the east and west. **C/Young:** On the east and west. **Troy Lachcik:** I believe we can landscape within the setbacks, I don't think there is anything preventing us from doing that, and then on the back of the homes we do have ten feet there, we are for about five feet in back for people to have barbeque grill and stuff out there, which would leave us with out five feet before you get to the fence. So, that would be a good area to put some landscaping in or some screening, if that was decided. **C/Young:** So, there is an intent for fencing on the east and the west? **Troy Lachcik:** We planned on fencing as much as the property as made sense, we were going to leave the west open as much as possible for the possibility of letting the neighbor continue use of driveway. I think having a sense of privacy is as important for this property as it is for the neighboring properties. **C/Young:** If the owner has anything to add to what the architect has said, please just step up so we can get it on record. **Victor Clark:** Victor Clark again, as far as the fence goes, if it makes sense, and it would please the neighbors we would be happy to do that. With the orientation of the building we moved it more forward to provide that area in the back, and also more privacy for the neighbors. I know one of their concerns was that they didn't want this building looming over the top of their house, so it was very easy for us to just push it all the way forward, so virtually our units will look out over the driveway, and not over their house, so we were trying to accommodate that. As far as the size of the houses too, there is a lot of families out there that cant afford to buy a house, and they have more than one or two kids, and they want a nice place to live, so that was where we are trying to go with that. I have a large family, my brothers both do and so that is what we thought would be a nice fit. Everybody is building what I call ding-bat houses all around. They are very small, but still expensive, this is the opportunity to have a bigger house and be more comfortable than in one of those very small houses. **C/Young:** Okay, are there any more questions? **C/Laraway:** Yes, I need some more clarification, because I am not an engineer or anything like that. According to the pictures, the driveway to the west completely belongs to the applicant. **Troy Lachcik:** yes, according to the survey that is correct. **C/Laraway:** My depth perception is kind of off, but you can see the red stake in the back of the property, it looks like that driveway goes all the to that corner. How much setback are you going to leave between the house on the west, and that new cement? **Victor Clark:** When I bought this property, I understood that this driveway was probably on that property. I believe we can still accommodate him, so that he will still have good access. As far as I can

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see now, if you follow the lines that the surveyor put up, his house is actually in the setback by about two feet, so what do you do with that? **C/Laraway:** Address it now. **Victor Clark:** Right, what I will say, in order to be a good neighbor, we will provide whatever is necessary for him to accommodate that his house is well within the setback, and the driveway will accommodate so that he will have access to it. We don't want to put a fence up two feet from his house and driveway. We will shift it and jog it, and he and I can probably work that out. **C/Laraway:** Well we are on that same side, the west side, it doesn't seem like there will any possibility for any landscaping what so ever according to the problem with the set back. **Victor Clark:** Again, I think as we approach the side of his house, even if we have to jog the driveway once he no longer needed use of it, we could jog that and include a landscape strip. We want it to be a nice place for the folks who are going to live in these houses also, and we don't want to impede these folks also, so if we need to do that we would be more than happy to accommodate that. Also, that agreement about his house appearing to be in the setback, that we can address that and get that done is writing too, so in perpetuity he would know that he is covered, and that some day down the road someone else doesn't come and say he you're in my setback. We can address it now and get him to where he is good, and then we wouldn't have to do it again. **C/Laraway:** Again, just for my clarification, these town homes are for sale or for rent. **Victor Clark:** For rent. **C/Laraway:** So, you will always maintain ownership of the property? **Victor Clark:** Right. **C/Laraway:** I guess I have one more question, and I want to readdress the gentlemen to the west, is that your driveway, or is your driveway off of Cedar? **Jeff Marler:** We have two. **C/Laraway:** So, this really technically is not your driveway. **Jeff Marler:** it is an access to our property, we have one on Cedar and one on Park, and we do use both. The survey markers go down the center of the driveway, but the majority is on their lot. **C/Laraway:** Okay, thank you. I have nothing else. **C/Gealy:** I did have one question, and that is that staff indicated that they were not in favor of using potable water for irrigation, did you say that you were okay with using pressurized irrigation? **Troy Lachcik:** Yes, I have since then spoken with the Public Works Engineer and we discussed using gravity fed, and yes, we are willing to do that. **C/Young:** Okay, any other questions at this time? Okay, then I will go ahead and close the public testimony at 6:50, and that brings up our discussion. Does anyone want to go first? **C/Laraway:** I will go first. I don't know if I will be causing more of a problem by allowing this. With the setback, is that going to be something that will be a problem later as far as the easement. **Wendy Howell:** At the time of building it will have to be addressed. **C/Laraway:** So, in other words, it would have to be documented as a part of the development? **Wendy Howell:** before they are allowed to get a building permit it will have to be addressed, any setback issues that come up. **C/Laraway:** That was my main concern, I don't want to cause one neighbor total disfiguration of his property, I know it is technically not his property, but he has been using it, and it was a handshake from other relatives that that existed, but now we are going to change that, and I just wanted to make sure the easements won't be a problem. **C/Hennis:** It would be a much more complicated easement if the applicant wasn't willing to work on it with that owner. So, I think with that in mind if we set it as a part of the conditions that that needs to be addressed properly with a cross access agreement and the easement and recorded, it is going to give both owners a much better legal point. Right now, if something happens and someone else came in they could just put a fence there and it would not work so well. I appreciate the applicant offering that. I am a little concerned about the gravity irrigation path that they are looking at. Because it really looks odd. **Wendy Howell:** The City Engineer will have to do approvals on that as well as drainage for the driveway. **C/Hennis:** Okay, that is what my question was going to be, has the control board looked at this? I don't remember seeing anything at all about it, but that will all have to be finalized. **Wendy Howell:** They were notified of it, but again they will have to look at it as well. Granted, they are large units in that area, but I understand what he is trying to provide. It is not a cheap little town house, which we see all to many throughout the valley here. At least he is trying to offer up a nice plan, it is a nice design in there for the use of the people, it is large, but I see what he is trying to get. **C/Gealy:** I feel like if he was proposing a unit here that was similar to the surrounding units that we would not be having a hearing hear, we are having a hearing here because

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they are providing multi-family here in an R-6. I think the question is really multi-family, and think the question is the size of the townhomes. I think the rest of it can be addressed, I understand there are some serious safety concern, and I understand there have been some promises of upgrades, and understand there are some dangerous areas, and all of those things need to be addressed, but outside of this hearing. I think this hearing is to address the special use permit for a multi-family in this neighborhood. I really think this looks like a nice multi-family, my concern is that is in the wrong place. I don't think it belongs on this lot, in this neighborhood with the size of these streets, and with the size of the surrounding community. If there is only two lots, which we heard in the public hearing, then I would consider this an infill, and it seems to me to be inconsistent with the neighborhood. As a commission we have approved quite a few multifamily units over the past few months, many you can see being built right now. I think that is an exciting thing because we are providing a diversity in housing, but I am concerned that this particular unit in this particular location is not the right direction. But, again I think the townhomes are beautiful, I would like to see them somewhere else. **C/Young:** I agree with many of points there. I think that with a special use permit, multifamily housing is allowed in an R-6. But, if you look at the lots in the subdivision, the density of the area is more of an R-4 where there is one house per 1/3 or half acre where now you have three on a half-acre. The mass of the structure in relation to others, being three and half time larger than the other structures, and the height gives me Claus as well. Along with the alley width of Cedar and Park avenue being a dead-end street. I understand the fire department said it was okay, but it was not a glowing endorsement of what they want to see either. **C/Hennis:** No, and I don't really see a way to improve Cedar without people losing most of their lot. **Jace Hellman:** Staff would recommend a two-minute recess.

Commissioner Gealy Motions for a two-minute recess; Commissioner Hennis Seconds, all aye and motion carried 3-0.

C/Young: Lets go ahead and resume the public hearing at 7:06. **Wendy Howell:** I had to call the city attorney to ask him some fair housing questions, and he asked that the decision be tabled until January 30, 2018, so we can check the fair housing act and make sure everything is vetted out, so there are no mistakes.

Commissioner Gealy Motions to table the decision for case Nos. 17-06-SUP & 17-19-DR to a special meeting on January 30th; Commissioner Hennis Seconds, all aye and motion carried 3-0.

- b. **18-01-ZOA (Zoning Ordinance Amendment);** An ordinance of the City Council for Kuna, Idaho striking in its entirety, Section 8 of Title 6, Chapter 3 titled easements and replacing a new section that provides for the location and width of City and public utilities easements, encroachment locations, vest the final determination of the location of easements with the City Engineer, restricts the placement of encroachments within the easement and responsibilities for damage, removal and disposal, allows for easement modifications for side yard easements located on phase boundaries and provides an effective date.
 - **Staff requests this item to be tabled to a special meeting on January 30, 2018.**

Commissioner Gealy Motions to table Case No. 18-01-ZOA to a special meeting on January 30, 2018; Commissioner Hennis Seconds, all aye and motion carried 3-0.

- c. **18-02-ZOA (Zoning Ordinance Amendment);** An ordinance of the City Council for Kuna, Idaho adding a new chapter, Chapter 18 to Title 5, Titled Private Roads that provides for the allowance of private roads in certain locations, sets forth construction and Design Standards, sets forth access and maintenance requirements, establishes gated road restrictions, provides for private alleys; Amending KCC 5-7-3 Planned Unit Development

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to reference Private Roads – KCC 5-18-1; Amending 6-3-3 –Planned Unit Development to strike that portion only allowing private roads in planned unit developments and adding the reference to KCC 5-18-1; Amending KCC 6-5-2- Planned Unit and Condominium Subdivisions to provide for private road standards constructed to Ada County Highway District Local Road Standards and review by the City Engineer; and providing an Effective Date.

- Staff requests this item be table to a special meeting on January 30, 2018

Commissioner Gealy Motions to table Case No. 18-02-ZOA to a special meeting on January 30, 2018; Commissioner Hennis Seconds, all aye and motion carried 3-0.

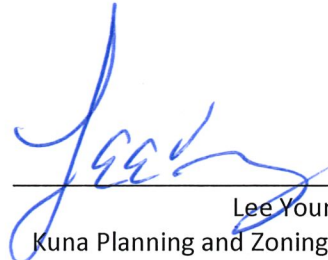
3. COMMISSION REPORTS

- a. Planning and Zoning Commission Elections for Chairman and Vice Chairman for 2018.

Commissioner Hennis nominates Commissioner Young to continue as Chairman, Commissioner Gealy nominates Commissioner Hennis to continue as Vice Chairman; Commissioner Laraway Seconds, all aye and motions carried 3-0

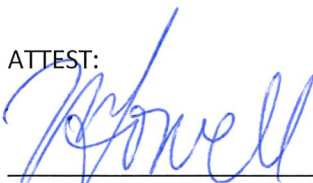
4. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 3-0.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department